

**MINUTES**  
**GREEN BAY PLAN COMMISSION**  
**Monday, September 8, 2014**  
**City Hall, Room 604**  
**6:00 p.m.**

**MEMBERS PRESENT:** Maribeth Conard, Sidney Bremer, Tim Duckett, Tim Gilbert, and Ald. Jerry Wiezbiskie

**MEMBERS EXCUSED:** Heather Mueller and Linda Queoff

**OTHERS PRESENT:** Paul Neumeyer, Nic Sparacio, Kim Flom, Emily Ysebaert, Jolinn Piepenburg, Mark Piepenburg, Emily Jacobson, Mike Matz, Jeffrey Allen, Robert Allaire, Jr., Robert DeJardin, Mary DeVillers, Ald. David Nennig

**APPROVAL OF MINUTES:**

Approval of the minutes from the August 25, 2014, Plan Commission meeting

A motion was made by J. Wiezbiskie and seconded by S. Bremer to approve the minutes from the August 25, 2014, Plan Commission meeting. Motion Carried.

**COMMUNICATIONS:**

**OLD BUSINESS:**

1. (ZP 13-37) Discussion and action on the request to establish a Planned Unit Development (PUD) district at 1510 Morrow Street to allow for a major vehicle repair facility, machining and fabrication and retail uses. The request is submitted by Jeffrey Allen, petitioner. (Ald. D. Nennig, District. 5)

N. Sparacio stated this item has been in front of the Plan Commission a number of times over the past few years. N. Sparacio gave a brief history of the property and its owners. The Comprehensive Plan does designate this site as a Low Density Residential (R1) District. The neighborhood around the subject site is also designated as Low Density Residential (R1) District. The inconsistency is that this is a commercial building of an industrial nature in an R1 District, and an auto repair shop is not allowed in an R1 District. The applicant is not proposing the subject area as a business but more of a hobby / personal use. However, there are some intentions that it could possibly become a business in the future. He listed challenges with the building such as; the building is currently vacant, it has been for sale for quite some time, and vandalism to the building. There have been mixed reactions from the neighborhood over the years on potential uses of the building. It has been open to uses of various sorts. He is currently waiting on an update from the DNR regarding the contamination of the site. The previous owner did not do any vapor testing as it was not required. However, the DNR would like to see vapor testing done, especially if the building becomes residential. There was a neighborhood meeting held. No information was available from that meeting. Ald Nennig, the Three Corners Neighborhood Association, and adjacent property owners were notified of the request. Two letters were received, one in support of anything going onto the site and the other against the auto repair shop. Staff is recommending this request be held over.

M. Conard wanted clarification regarding the difference between what is considered a business and hobby use as it sounds more like a business due to the content of one of the letters.

N. Sparacio stated he very recently received a new operation plan from the applicant. The operation plan has been updated and the retail business component has been removed. The applicant is still in the process of determining how he would like to utilize the sight and have it fit in the neighborhood and be covered by appropriate zoning.

S. Bremer asked if they were to grant the PUD, could the PUD require the vapor testing even if the DNR does not require the testing. N. Sparacio stated he believed they could, which is one of the reasons he would like this held over.

Ald. J. Wiezbiskie stated there are people here to speak, however, since we do not have all the facts at this time he is prepared to make a motion to hold over the request until the next Plan Commission meeting; seconded by T. Gilbert.

M. Conard stated it would be important for the Plan Commission to hear from those who came here to speak this evening. Ald. J. Wiezbiskie disagreed.

Motion carried 3-2 (opposed M. Conard and S. Bremer).

M. Conard asked Ald. D. Nennig if he wanted to add any comments. Ald. D. Nennig stated that he supports the motion made this evening.

#### **NEW BUSINESS:**

2. (ZP 14-29) Discussion and action on the request for a Conditional Use Permit (CUP) to authorize a two-family dwelling in a Low Density Residential (R1) District located at 2388 Manitowoc Road, submitted by Paul Kosmoski, property owner. (Ald. A. Nicholson, District 3)

P. Neumeyer stated the applicant has asked that their item be held over as they would like to speak with the Alderman of the district.

A motion was made by Ald. J. Wiezbiskie and seconded by T. Gilbert to table the request. Motion carried.

3. (ZP 14-31) Discussion and action on the request to amend the Planned Unit Development (PUD), The Preserve, located in the 3416 Indigo Bluff Drive, submitted by Jason Mroz, Appletree-GB Two, LLC (Ald. J. Wiezbiskie, District 1)

P. Neumeyer stated this is a request to amend the recently approved The Preserve PUD, which was done earlier this year. The PUD was originally intended to help facilitate a smaller lot development with a Home Owners Association (HOA) and additional amenities, to include a club house and a pool. The Comprehensive Plan designates the area as a Low Density Residential District (R1) and is currently zoned a PUD. This request will affect only Lot #1 in the subdivision, which includes the club house, pool, and a 13 stall parking lot. The amendment would include the setback for the parking area and to permit two, two-way drives, less than the current standard along Indigo Bluff Drive, which is the main entrance to the subdivision. They would also be able to add more green space around the pool and club house with the parking encroachment. Affected property owners were notified of the request. No calls were received regarding the request. A draft PUD is attached to the agenda. Plan staff is recommending approval of the request based on the draft ordinance.

Ald. J. Wiezbiskie stated this was his district and is pleased to see this subdivision move ahead and has no objections to the request.

S. Bremer stated she has no objections to this request and asked P. Neumeyer to show where Indigo Bluff Drive is located on the map.

A motion was made T. Duckett and seconded by Ald. J. Wiezbiskie to approve the request to amend the Planned Unit Development (PUD), The Preserve, located in the 3416 Indigo Bluff Drive subject to the draft ordinance. Motion carried.

4. (ZP 14-32) Discussion and action on the request to authorize a Conditional Use Permit (CUP) for a metal accessory structure within a Public/Institutional (PI) District at 226 North Baird Street, submitted by Mike Stangel, Green Bay Area Public Schools, property owner (Ald. Tim De Wane, District 4)

P. Neumeyer stated this building is to be located on the East High School campus. The structure will be located on N. Baird Street, on the northern portion of the campus, south of the East River, next to the East River Trail. The structure is roughly 1200 sq. ft. in size and 19 ft. tall with a metal exterior and will be located approximately 180 ft. from the right-of-way on N. Baird. The building will be used for equipment and salt storage. Ald. Tim. De Wane and affected property owners were notified of the request. No calls were received regarding this request. Plan staff is recommending approval of the request subject to the standard site plan review and approval.

S. Bremer asked how the building, being 19 ft. in height, compares to the other two buildings on the property. P. Neumeyer stated the greenhouse may be taller; however, the other storage facility may be slightly smaller in height.

M. Conard asked what the roof made out of and P. Neumeyer stated it was a metal roof.

A motion was made by T. Gilbert and seconded by S. Bremer to approve the request to authorize a Conditional Use Permit (CUP) for a metal accessory structure within a Public/Institutional (PI) District at 226 North Baird Street, subject to the standard site plan review and approval. Motion carried.

#### **INFORMATIONAL:**

##### **OTHER:**

Director's Update on Council Actions

Kim Flom reported the following information:

- No information to report from City Council.
- There will be an update presented regarding the Comprehensive Plan before the end of the year.

#### **SUBMITTED PETITIONS: (for informational purposes only)**

A motion was made by T. Duckett and seconded by S. Bremer to adjourn the meeting. Motion carried.

Meeting adjourned at 6:27 p.m.